

FIGURE 1

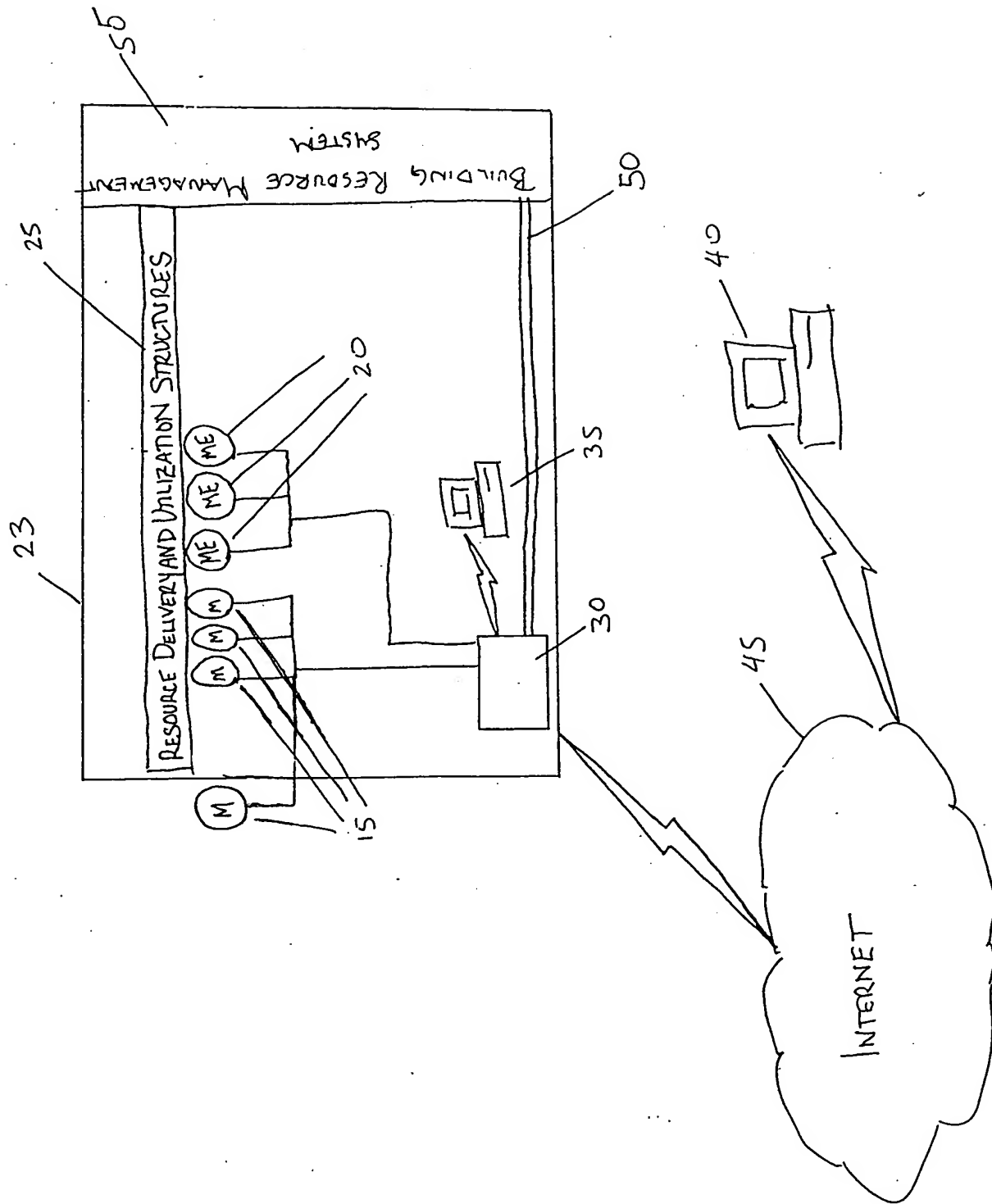


FIGURE 2

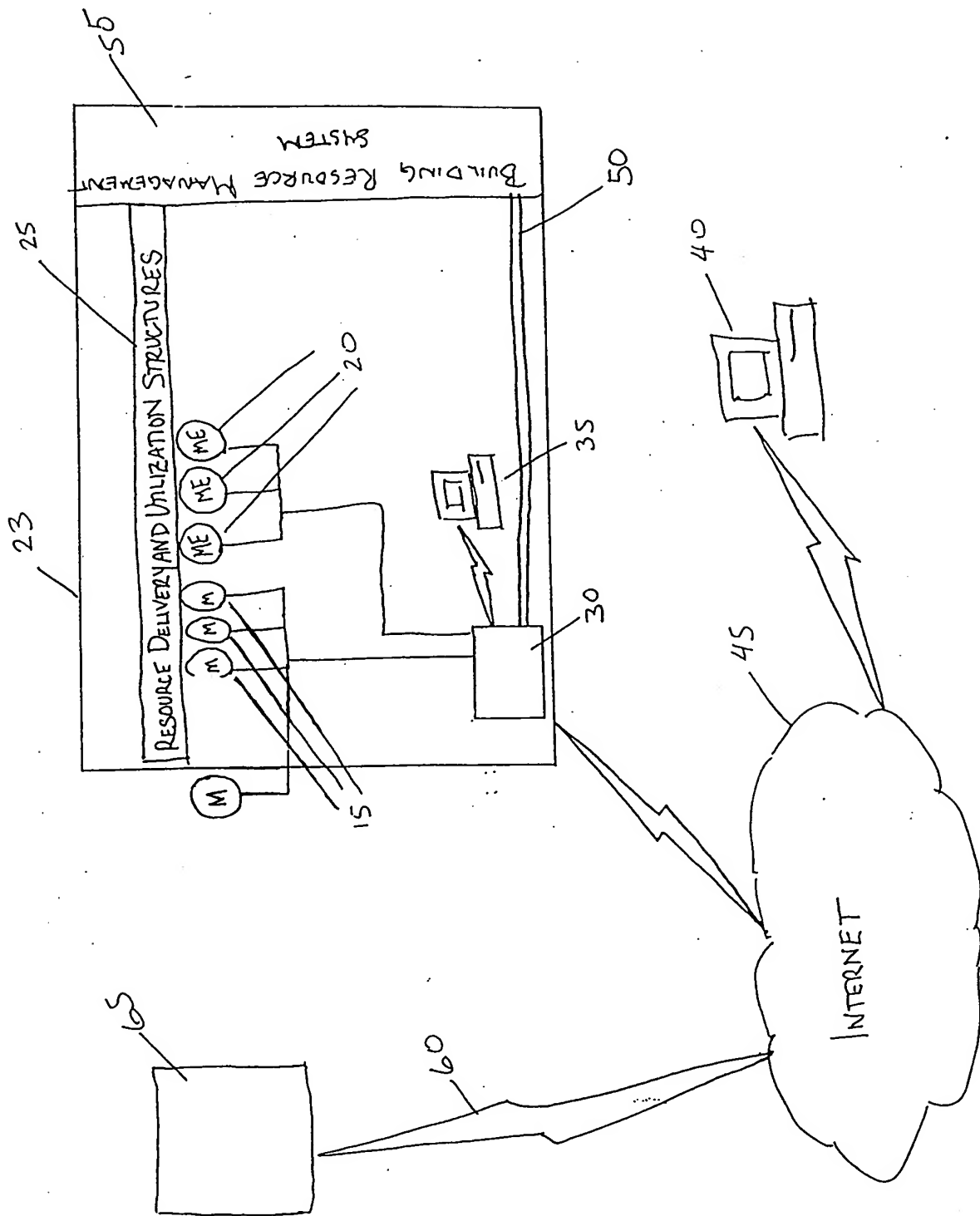
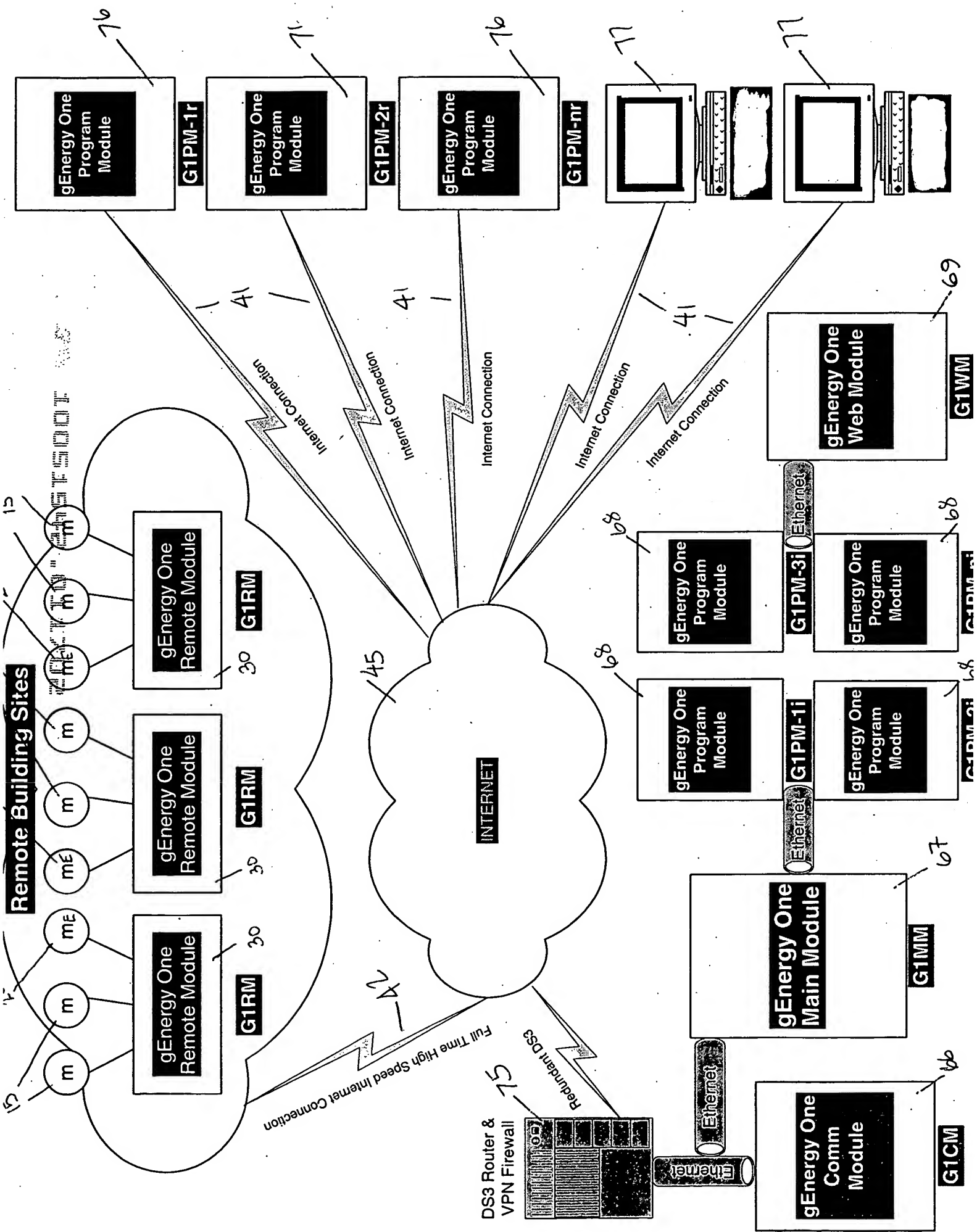


FIGURE 3



Ready Trust

NY
B-
Perrin Plaza

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Electric Restriction
Power On/Off Restriction
Power Availability
Power On/Off
Revenue Profile - 240
PLP - 250
PLP - 255
PLP - 260
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USER: anthony

265

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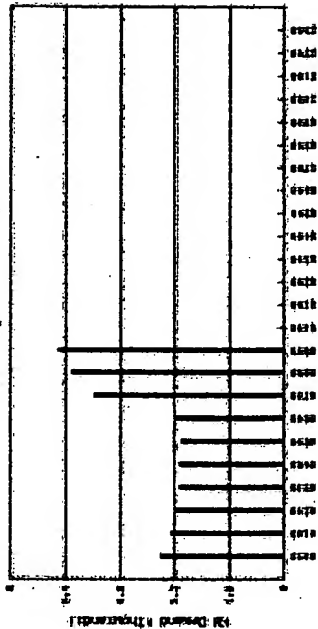
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1 Perrin Plaza

Printer Ready

295

Wednesday, Oct. 31 2001



295

10/31/2001

00:00

23:00

300

315

310

Peak Demand Consumption Table in Period 11

Meter	Date	Time	KW	KWH
1 Perrin Plaza	Oct 24 2001	1415	317.3	2179168.0

Peak Demand Consumption History Table

Period	Date	Time	KW	KWH
10	Sep 24 2001	1300	3086.6	3614418.0
9	Sep 10 2001	1500	3622.8	3958791.0
8	Jul 17 2001	1415	3622.8	4175279.0
7	Jun 19 2001	1600	3509.9	4195921.0
6	Jun 14 2001	1530	3425.3	3730286.0

Machine Demo Properties

- ☒ M/N
- ☒ Guiding A
 - ☒ GERI Management Profile
 - ☒ Power On/Off Identification
 - ☒ Power Reliability
 - ☒ Power Chart
 - ☒ Power Status Profile
 - ☒ Power Time HVAC
 - ☒ PLF Profile
 - ☒ GERI
- ☒ Guiding B
 - ☒ Ormo Profile
 - ☒ J11004
- ☒ (X) Default: 2001

COHEB ID:
CT3HX4051534

COHEB ID:
CT3HX5302571

CT3HX4051534
CT3HX5302571

SWBD SWBD SWBD
"A" "B" "C"

11-3-01

COHEB
ONE
PERIOD
ACROSS

BEST AVAILABLE COPY

30

Fig. 6

USER: demo

BEST AVAILABLE COPY

3000 Series Software License Agreement

Load Management Profiles

Tenant

Meter

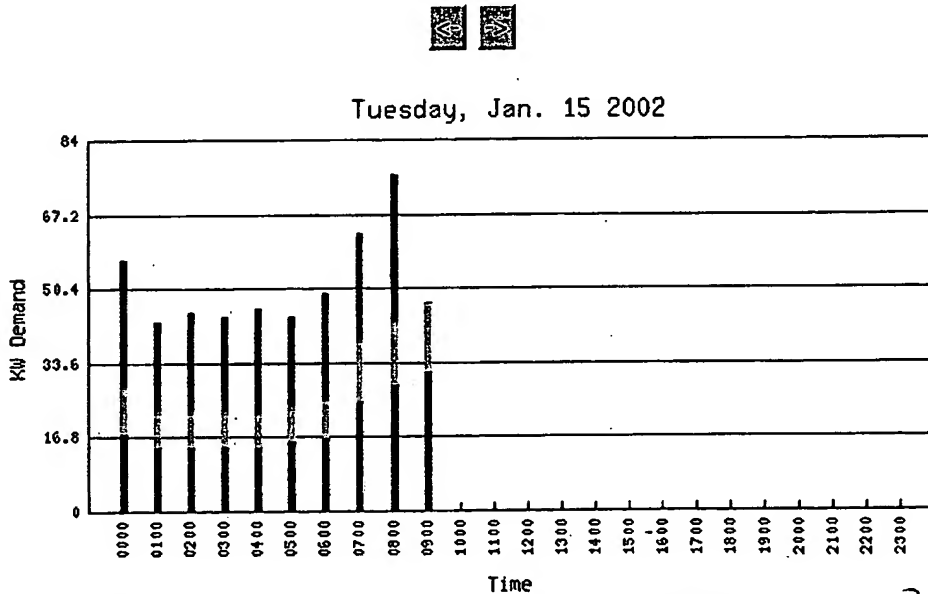
(012705A) SECURITIES Ceb715544

Building LMP Meter LMP Aggregate LMP

Fig. 7

Penn Plaza

Printer Read



Ceb715544 Ceb715545 Ceb715546 Ceb715547 Ceb715549 Ceb715550 Ceb5608
Ceb5609 Qad9533 Qad9777 Qad6260 Qad6259

320

Date	Start Time	End Time	Graph Style
01/15/2002	00:00	23:00	Line 315 Bar 310
Submit			Reset

295

PeakDemand(s), Consumption Table In Period: 1

LeaseID	Date	Time	KW	KWH
58	Jan 07 2002	1500	52.8	26959

318 Consumption/PeakDemand(s) History Table

Period	Date	Time	KW	KWH
12	Dec 05 2001	1200	47.8	10391
11	Nov 02 2001	1500	49.4	27795
10	Sep 20 2001	1200	47.2	30049
9	Sep 11 2001	0800	46.2	24641
8	Jul 17 2001	0900	51.4	22823
7	Jun 19 2001	1100	49.0	27129
6	May 16 2001	1100	48.0	23976

Choose a Building to show Tenant circular

Updated as October 02, 2001

#	Building Name	ERI Tenants	Yearly Revenue	Monthly Revenue	Tot Sqft	Avg Height
01	Penn Plaza	250	\$6,974,975	\$581,248	1,713,264	40.69%
02	Park Avenue	16	\$305,059	\$25,422	100,207	2.39%
15	7th Avenue	15	\$575,184	\$47,932	99,039	2.35%
17	Broadway	1	\$27,317	\$2,278	7,598	0.18%
20	Broad Street	15	\$723,888	\$60,332	226,391	5.30%
30	West 34th St	2	\$21,500	\$1,792	24,000	0.57%
33	Madison Avenue	14	\$187,577	\$15,631	56,372	1.34%
40	Fulton Street	9	\$139,507	\$11,628	37,429	0.89%
55	East 59 Street	118	\$1,417,473	\$118,123	430,872	10.23%
59	Madison Avenue	17	\$100,973	\$8,414	48,431	1.15%
64	Fifth Avenue	4	\$102,012	\$8,501	33,346	0.78%
68	UN Plaza	74	\$840,340	\$70,028	238,849	5.87%
71	Penn Plaza	27	\$604,187	\$50,350	233,445	5.54%
88	7th Avenue	80	\$1,881,180	\$155,098	399,105	9.48%
89	Fifth Ave	1	\$26,300	\$2,182	8,464	0.20%
93	Penn Plaza	36	\$544,951	\$45,413	229,483	5.45%
99	Third Avenue	6	\$324,079	\$27,007	109,411	2.60%
99	Park Avenue	19	\$811,104	\$67,592	215,593	5.12%

8.

-400

-415

Realty Trust

Penn Plaza
Load Management
ERI Management Profile
Power Grid Identification
Power Availability
Power Chart
Revenue Profile
Over Time HVAC
PLP Profile
IRI
Meter Services

220

Park Avenue
West 34th Street
Broadway
Broad Street
Madison Avenue
Madison Avenue
UN Plaza
Penn Plaza
Broadway
Penn Plaza
Third Avenue
Park Avenue
Portfolio
Utilities

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Expand All Collapse All



Fig. 9

01	Penn Plaza	Total no. of ERI Tenants:	248
	C Management	Total of ERI sqft:	1,709,079
		Total of ERI Monthly Charge:	\$579,674
		Total of ERI Yearly Charge:	\$6,956,087
		AVG of ERI \$/sqft:	\$4.07

Tenant #	Tenant Name	Sqft	Monthly Charge	Yearly Charge	\$ / Sqft	Lease Exp. Date	Move Out Date
01 1535A	Reach LLC	1,984	\$696.00	\$8,352.00	\$4.21	4/30/2000	1/1/19C
01 4460A	Products Inc.	2,127	\$652.48	\$7,829.79	\$3.68	4/30/2004	
01 1640A	Computer Consult Inc.	2,412	\$698.75	\$8,385.00	\$3.48	10/31/1999	10/31/195
01 2300A	P Inc.	32,318	\$12,189.69	\$146,276.28	\$4.53	4/30/2004	
01 3330A	Management Inc.	2,768	\$802.20	\$9,626.40	\$3.48	10/31/2004	
01 3330B	Management Inc.	1,071	\$307.91	\$3,694.92	\$3.45	10/31/2004	
01 3100A	F Leasing LLC	27,016	\$8,793.39	\$105,520.68	\$3.91	10/31/2013	
01 4745A	Services Inc	12,567	\$4,703.97	\$56,447.64	\$4.49	1/31/2005	

Tenant #	Date Event	% Rate	% MAC	Charge	Note
01 1535A	5/1/2000	22.02%	0.00%	\$696.00	New monthly Charge
01 1535A	5/1/2000	22.02%	0.00%	\$502.40	4 month retro charge

二

Park Avenue

Broad Street

Load Management

Power Grid Identification

विषयः

UN Plaza

Broadway

Third Avenue

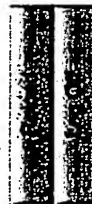
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 130 St. George Street
 Toronto, Ontario M5S 1A5
 Canada

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RESEARCH

ANY

- Penn Plaza
Park Avenue
Broadway
Broad Street
Madison Avenue
...Load Management
...Electric Rent Inclusion

Power Grid Identification

Revenue Profile

919

Meter Services

UN Plaza

Penn Plaza

Broadway

Penn Plaza

Third Avenue.

Park Avenue

ပုံနှိပ်

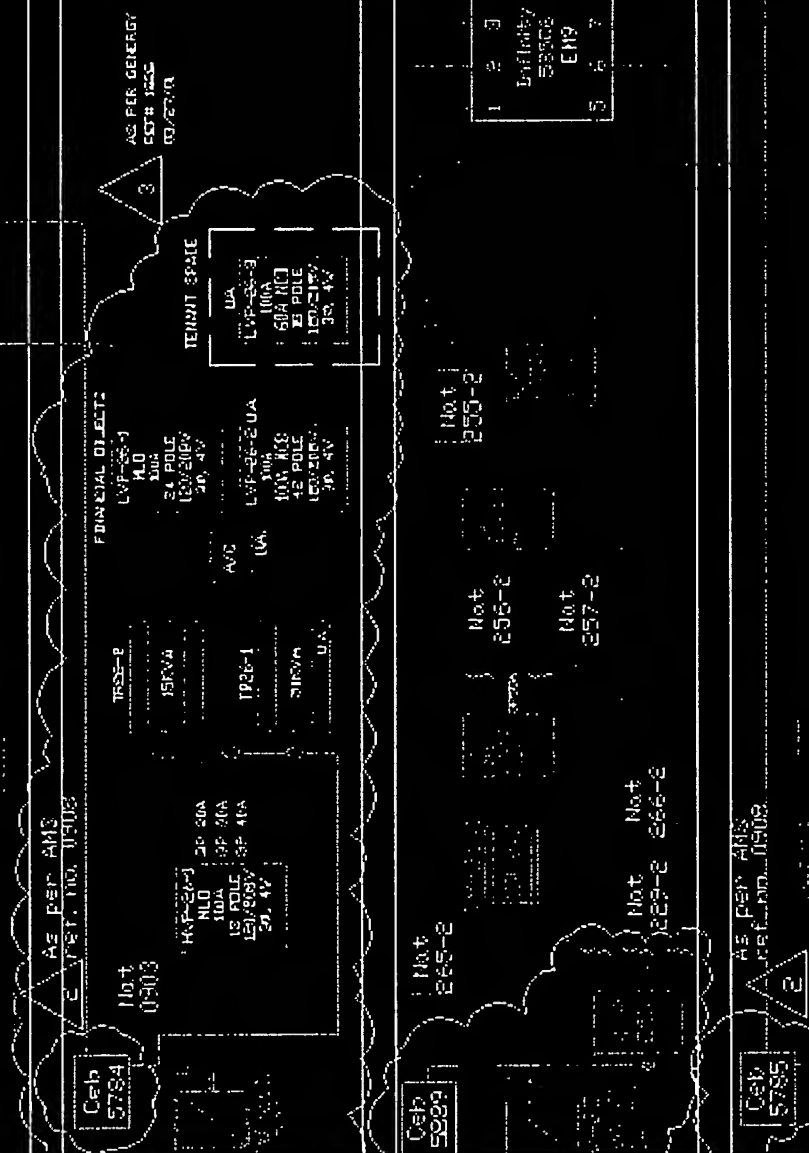
Energy 2001

100

56. 11

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- Building A
 - Power Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chain
 - Revenue Profile
 - Over Time WAC
 - PLP Profile
- Building B
 - Load Management
 - Power Grid Identification
 - Master Services
- Utilities
 - Utility Profiles



2001/10/24 15:50:07

2001/1	112,189	113,309	884	458	1,140	0.00
2001/2	113,309	114,355	606	418	1,048	4.00
2001/3	114,355	115,503	688	459	1,148	4.00
2001/4	115,503	116,625	613	409	1,072	4.00
2001/5	116,625	117,363	603	336	838	4.00
2001/6	117,363	118,222	516	344	869	4.00
2001/7	118,222	118,628	364	242	606	3.00
2001/8	118,628	119,300	331	221	552	4.00
2001/9	119,300	119,564	344	250	574	4.00

Fig. 13

BEST AVAILABLE COPY

- **Power and Identification**
- **Power Availability**
- **Power Crawl**
- **Power Profile**
- **Power Time HMC**
- **PLP Profile**
- **Summary B**
- **Global Management**
- **Power and Identification**
- **Partner Services**
- **Demo Profile**

2001/1	\$207.83	\$71.66	0.00%	\$18.00	\$21.08	\$302.69
1995/1	1,000	854	456	1,140	0	0
1996/2	497	372	809	809	0	0
Totals	1,497	1,226	765	1,949	1,949	0

Fig. 14

Reality Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ Load Management
- ☐ Electric Rent Inclusion
- ☐ Power Grid Identification
- ☐ Revenue Profile
- ☐ PLP
- ☐ Meter Services
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio
- ☐ (c) Genergy 2001

Date
10/31/2001

Time
00:00:01

VOLT A	121.20	VOLT A-B	210.80
AMP A	15.73	KW A	1.79
KVAR A	.24	PF A	.9400
VThd A %	2.80	AThd A %	27.60
VOLT B	121.20	VOLT B-C	208.60
AMP B	6.97	KW B	.61
KVAR B	.02	PF B	.7200
VThd B %	2.40	AThd B %	65.10
VOLT C	120.80	VOLT C-A	209.30
AMP C	2.42	KW C	.21
KVAR C	.06	PF C	.4400
VThd C %	2.70	AThd C %	32.40
KW ABC	2.62	KVARL ABC	.33
KVARC ABC	.00	PF ABC	.9000
COS ABC	1.00	Freq. Hz.	60.00
KWH ABC	7925.83	KVARLH ABC	2034.15
KVARCH ABC	70.40	KVA ABC	2.87
		DEMAND	2.72

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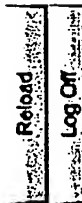


Fig. 15



Your Building - MEP Upgrade

Construction Drawings as of February 14, 2001

550

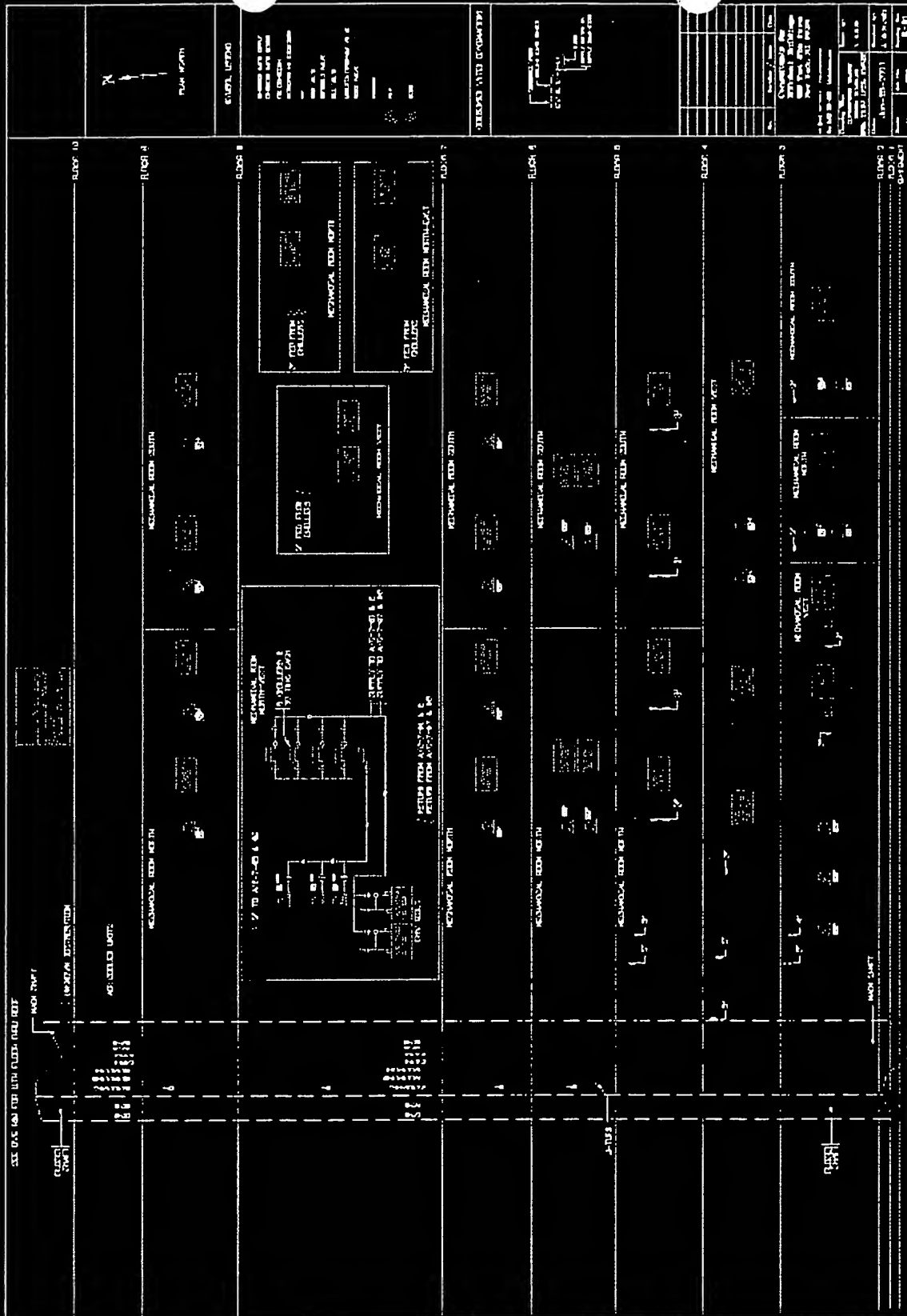
ELECTRICAL	MECHANICAL
E1 - Electric Service to Floors 8-9-10-12	M1 - Condenser Water Piping Riser Diagram
E2 - Sub-Basement Electrical Plan	M2 - CWP - Basement Plan
E3 - Electrical plan Basement	M3 - CWP - 4th Floor Plan
E4 - 7th Floor electrical Plan and details	M4 - CWP- 12th Floor Plan (typ of 8,9,10,12)
E5 - Electric closet Plans	M5 - CWP - 16th Floor Plan
E6 - Mechanical room Feeders	M6 - CWP Roof
E7 - Electrical Roof Plan	M7 - Mechanical Details #1
PLUMBING	M8 - Mechanical Details #2
P1 - Domestic Water Riser	M9 - Mechanical Details #3
P2 - Drain Vent Riser	M10 - Mechanical Schedules
P3 - Sub Basement Plan	
P4 - Basement Plan	
P5 - 4th floor Plan	
P6 - 16th floor Plan	
P7 - Mechanical schedule	

SPECIFICATIONS

FIGURE 16



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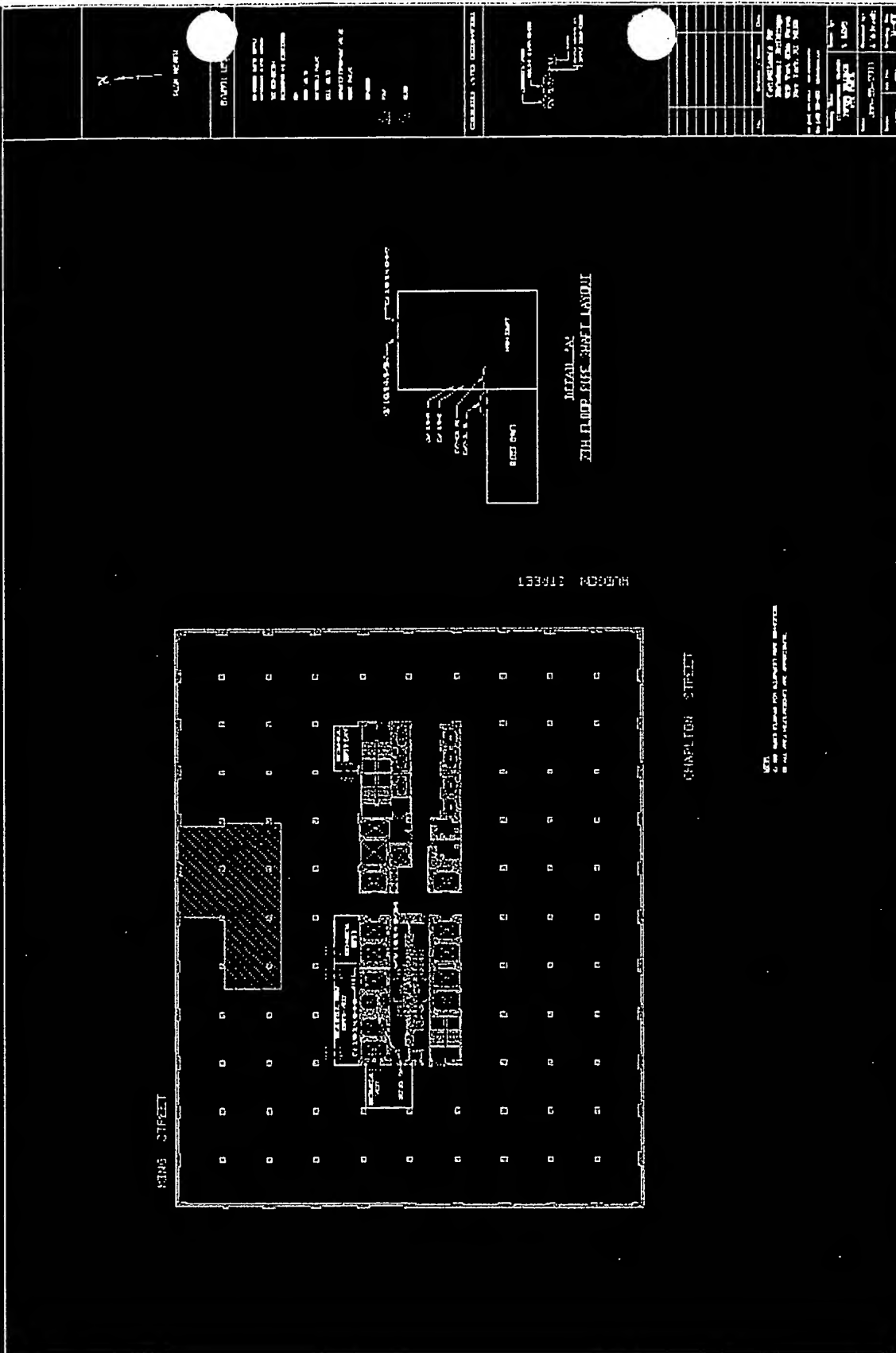




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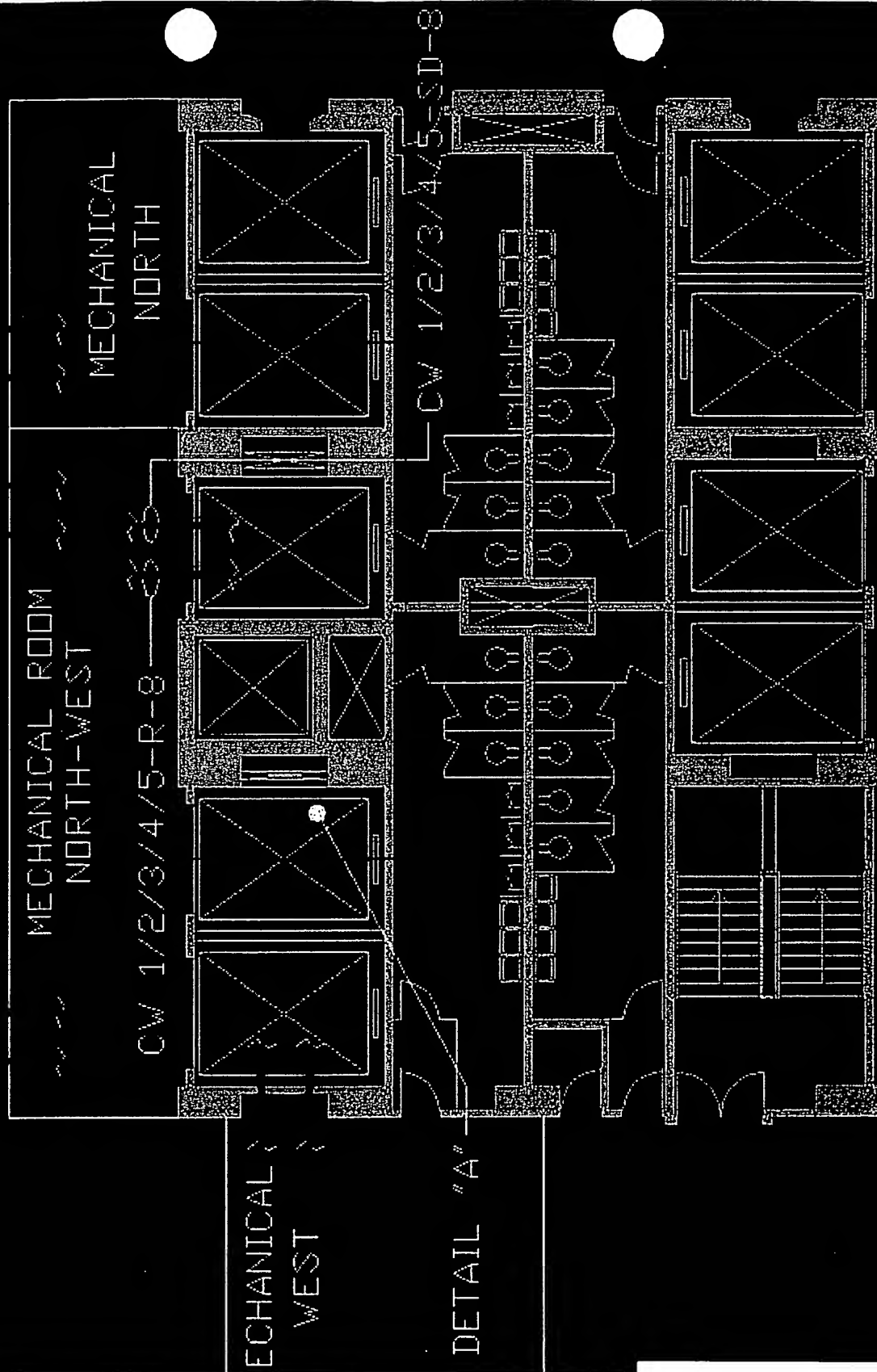




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6/1/94

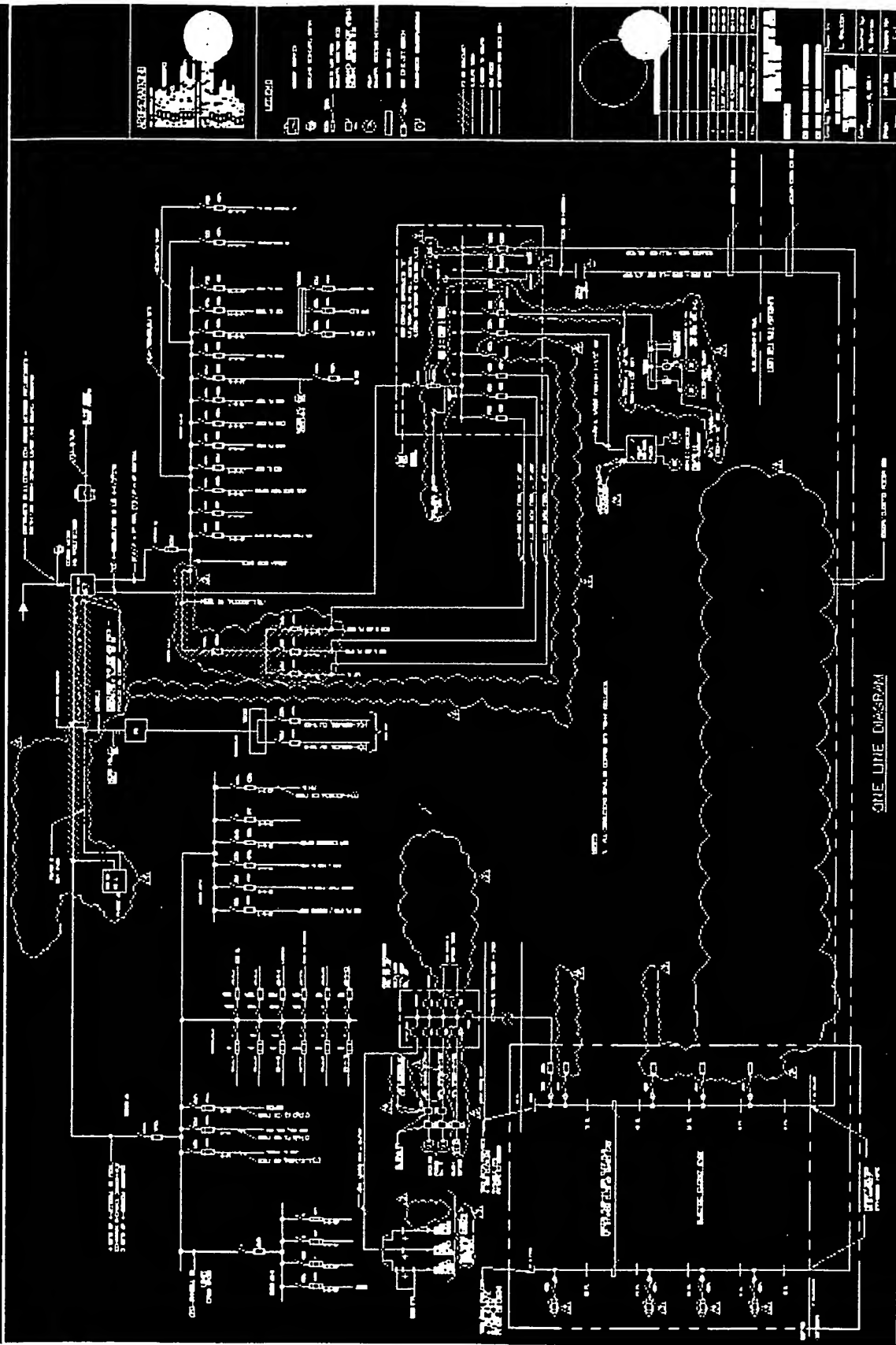




GENERGY

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Fig. 20



Penn Plaza

Power Availability Chart

615

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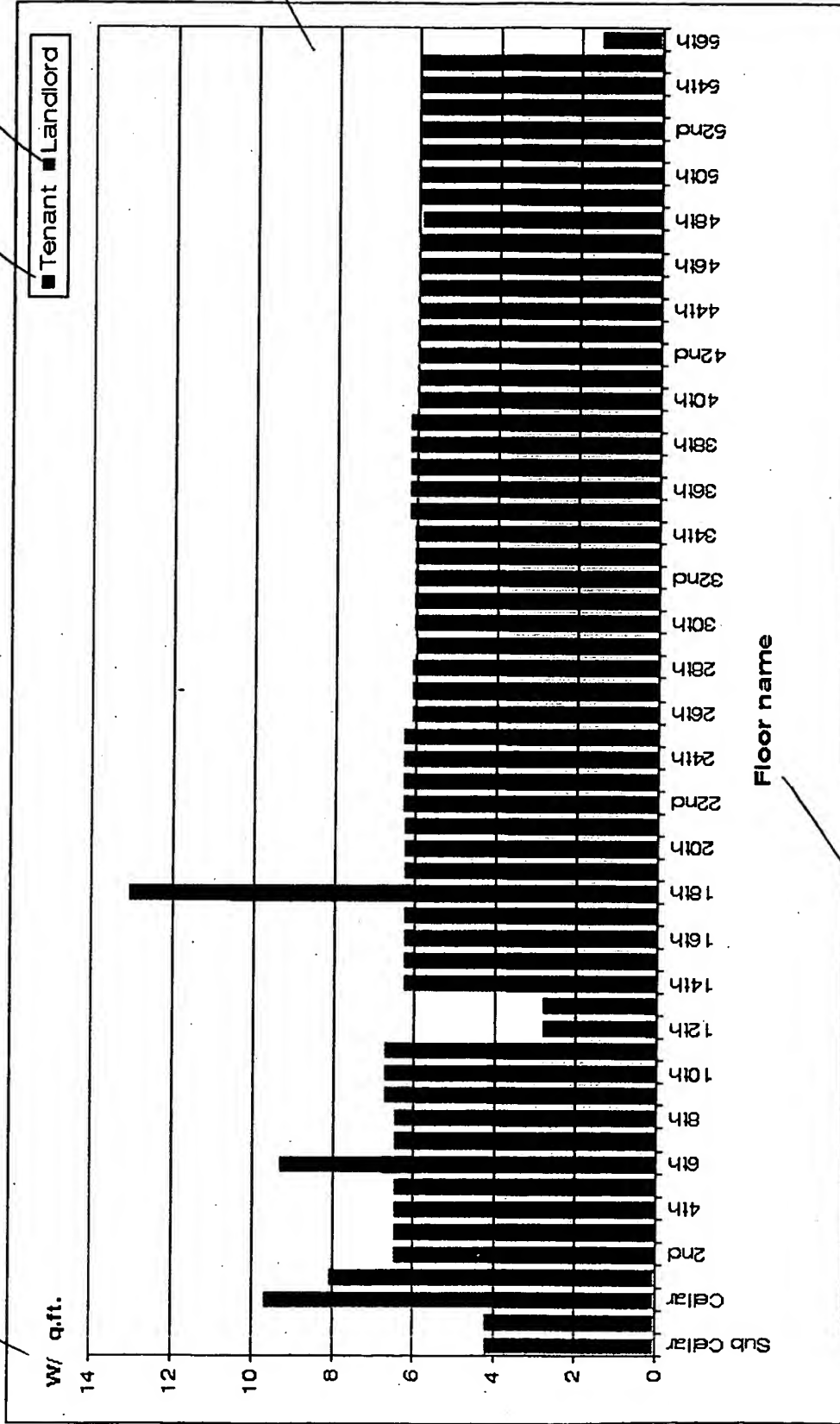


Fig. 25

MONTHLY ELECTRICAL REVENUE & EXPENSE PROFILE PENN PLAZA

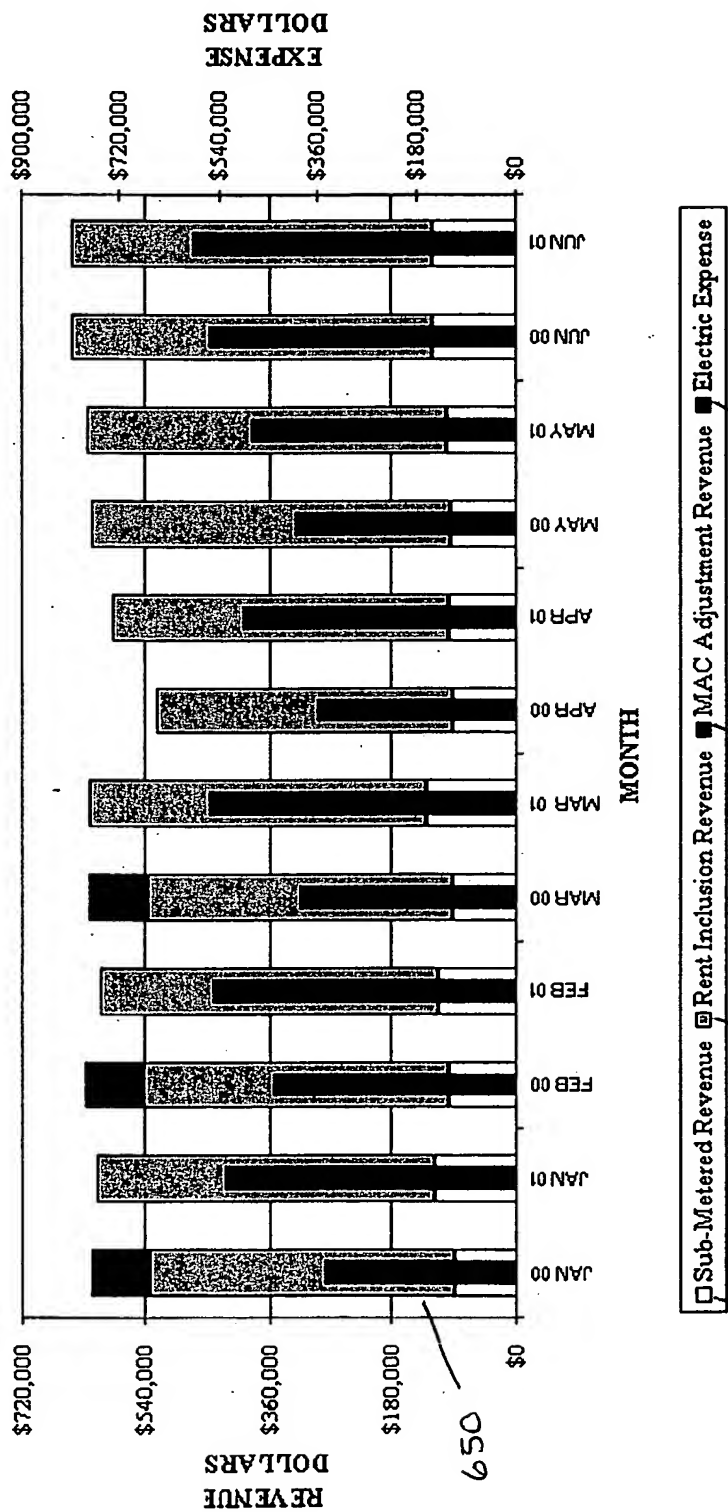


Fig 26

PENN PLAZA
HOURLY OVERTIME COOLING
All Floors

ELECTRIC:		
KWHR:	2888 @ \$ 0.06139	\$177.29

— 700

STEAM:		
MLBS:	32.3 @ \$10.46	\$337.86

— 710

WATER:		
6240GPM x60Min.x2%Evap=7488 Gallons/748= 10.01 CCF @ \$3.37		\$ 33.73

— 715

REPAIRS & MAINTENANCE:		
\$527,000 Per Annum = 3440 Hours Per Annum		\$153.20

— 720

LABOR:		
One Engineer Per Hour:		\$ 97.50

— 725

TOTAL COOLING PER HOUR: \$ 799.58

Fig 27

2025-01-20 14:54:00

207110-2451500T

155
760
765
770

CLIENT Ready Company
ADDRESS Penn Plaza
165 New York St Y 10019
PREMISES Common Area

KW 2400

KWHR 2400

UTILITY RATE Consolidated Edison 90-411 Rate in effect January 2000

ENERGY
On-Peak Kwhr 100443
Off-Peak Kwhr 100443
KW 100443
KWHR 100443

DEMAND
KW 100443
KWHR 100443
Sub-Total 100443

GROSS RECEIPT TAX 0.0000

SUB-TOTAL 100443

SALES TAX 2.50%

TOTAL COST FOR

CHARGE PER MONTH: 100443

Fig. 28

800 750

Infrared Radiometer Inspection

LP-9-B	9 th FL "B" EC
LP-10-B	10 th FL "B" EC
MCC-D	12 th FL Motor Control Center
PP-25B-3	25 th FL Elevator #25

Fig. 29

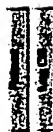
Ready Train

NY

- Penit Plaza
- Load Management
- Electric Port Inclusion
- Power Old Installation
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP
- Motor Services
- 24th Avenue
- West 34th Street
- Broadway
- Broad Street
- Madison Avenue
- Madison Avenue
- UN Plaza
- Penit Plaza
- Broadway
- Penit Plaza
- Third Avenue
- Port Avenue
- Corbino
- Load Management
- Electric Port Inclusion
- Cost Analysis

--- (C) October 2001

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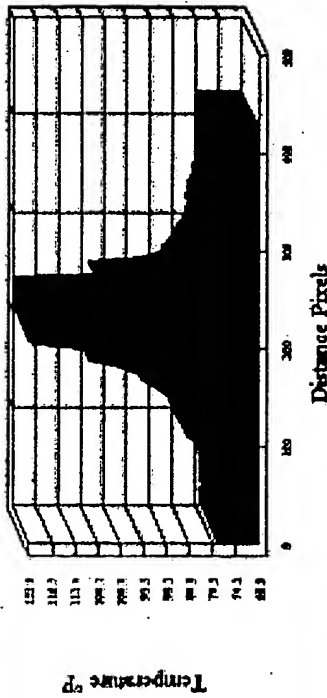
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USER: anthony

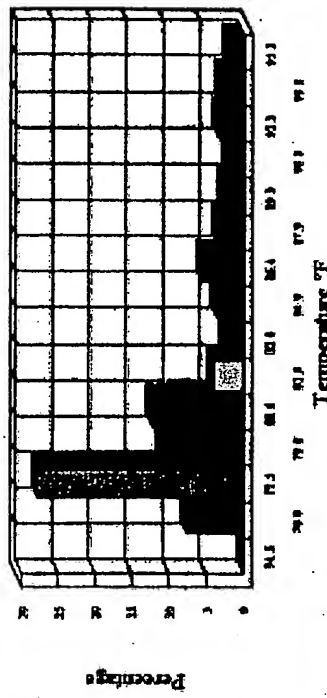
03/09/2001 10:00:00



Line1



Area1



CUSTOMER: Penn Plaza	ITEM: Circuit Breaker M-20/Amph
LOCATION: Penn Plaza	load side
EQUIPMENT: ALP-4-0	AMP READING: 9.8

DATE: July 1999	PROBABLE CAUSE: Load connection problem
TEMP: 111.3	PRIORITY FACTOR: 1

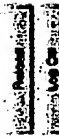
70
Fig.

- General A
- General B
- General C
- General D
- General E
- General F
- General G
- General H
- General I
- General J
- General K
- General L
- General M
- General N
- General O
- General P
- General Q
- General R
- General S
- General T
- General U
- General V
- General W
- General X
- General Y
- General Z

BEST AVAILABLE COPY

FIG. 1

USER: DEMO
Expand All Collapse All



26th

PP-255

1 30/1E

2 30/1E

ELEV

ELEV

200/150#25

200/150#25

ELEV

ELEV

200/150#26

200/150#26

ELEV

ELEV

200/150#27

200/150#27

ELEV

ELEV

200/150#28

200/150#28

ELEV

ELEV

ELEV

Q

25th

25th

Realty Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio
- ☐ Load Management
- ☐ Electric Rent Inclusion

Cost Analysis — 261

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Fig. 33

USER: anthony



Building / 1000 / 1010 / 1015

Year 1 Year 2

2000 2001

Penn Plaza

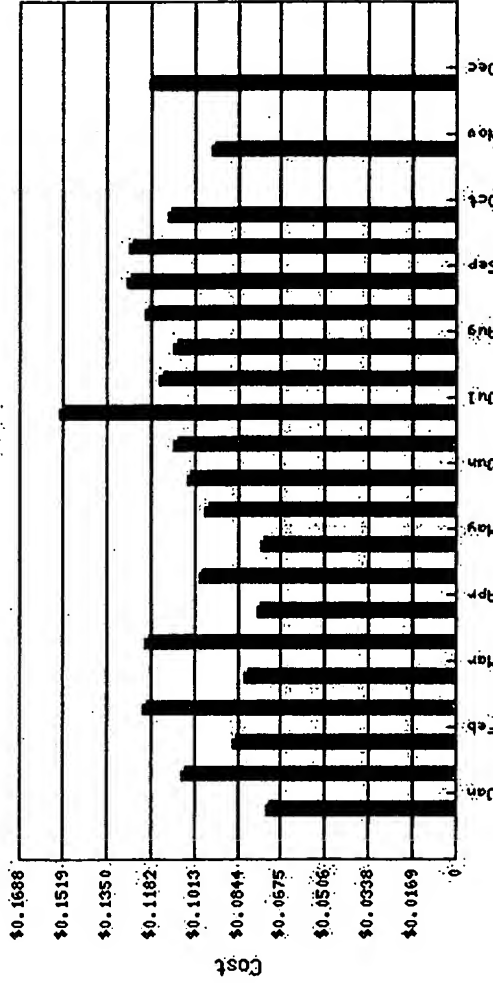
Unit Cost KWH

1020



Penn Plaza
New York NY 10119

Bill



Month
2000 2001

Realty Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio

.....Load Management
.....Electric Rent Inclusion

Cost Analysis — 261
.....(c) Genergy 2001

Building / 1000 / 1010 / 1015

Year 1 Year 2

2000 2001

Penn Plaza

Unit Cost KW

1025

VIEW

Penn Plaza
New York NY 10119

Bill

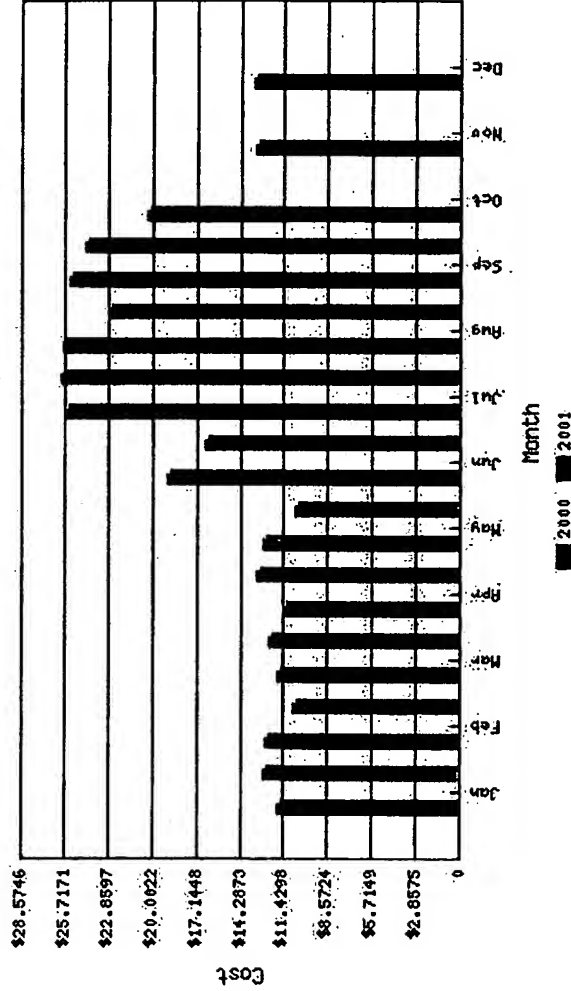


FIG.

34

USER: anthony



Reality Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio

☐ Load Management
☐ Electric Rent Inclusion
☒ Cost Analysis
 (c) Generagy 2001

Fig. 35

Building / 1000 / 1015

Year 1 Year 2

2000 2001

Penn Plaza

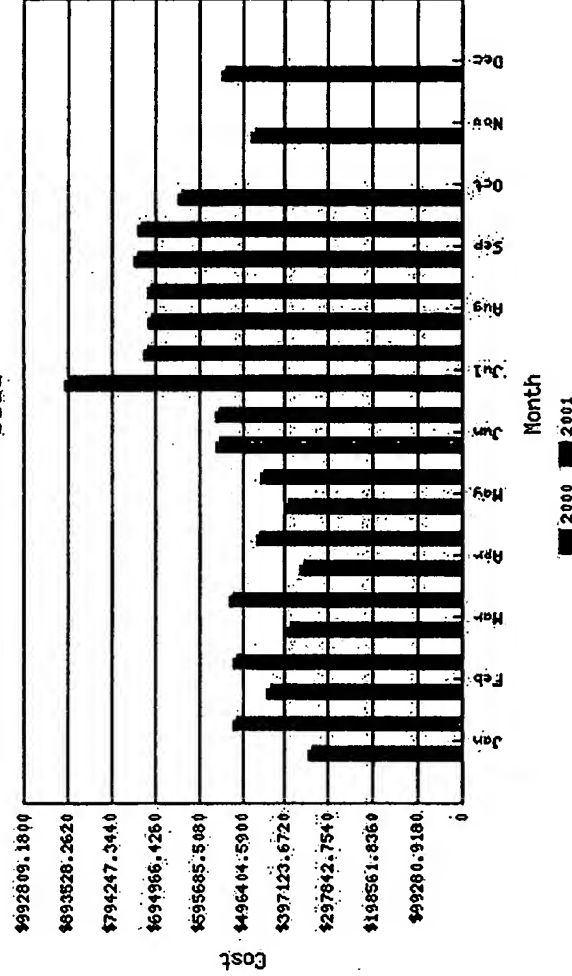
/ 1030

Total Bill Amounts

VIEW

Penn Plaza
New York NY 10119

Bill

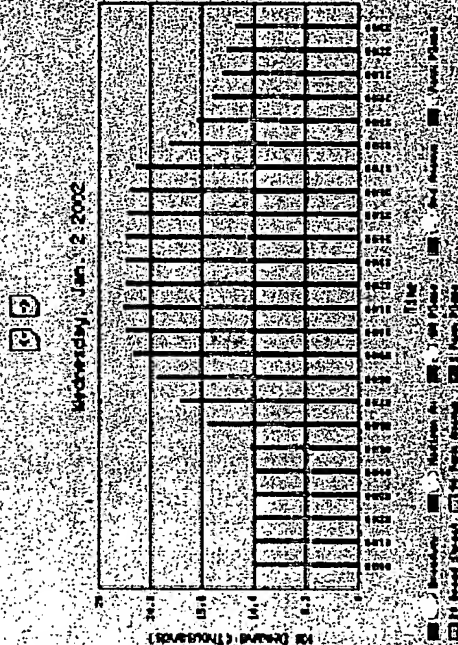


USER: anthony

Office Management LLC

Select Builders

Portella UMP



 **Bosch**  **Hilti**  **Makita**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Skil**  **Sk**

Date	Start Time	End Time	Graph Style
1/2/2012	10:00	23:00	<input checked="" type="radio"/> Line <input type="radio"/> Bar <input type="radio"/> Scatter
			<input type="button" value="Print"/>

Annual in April, Consumption Table in January

LineID	Date	Time	KWH
10	Jan 02 2002	1100	23438.0
11			35033.4



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PASSWORD: Login

1100

Fig. 37

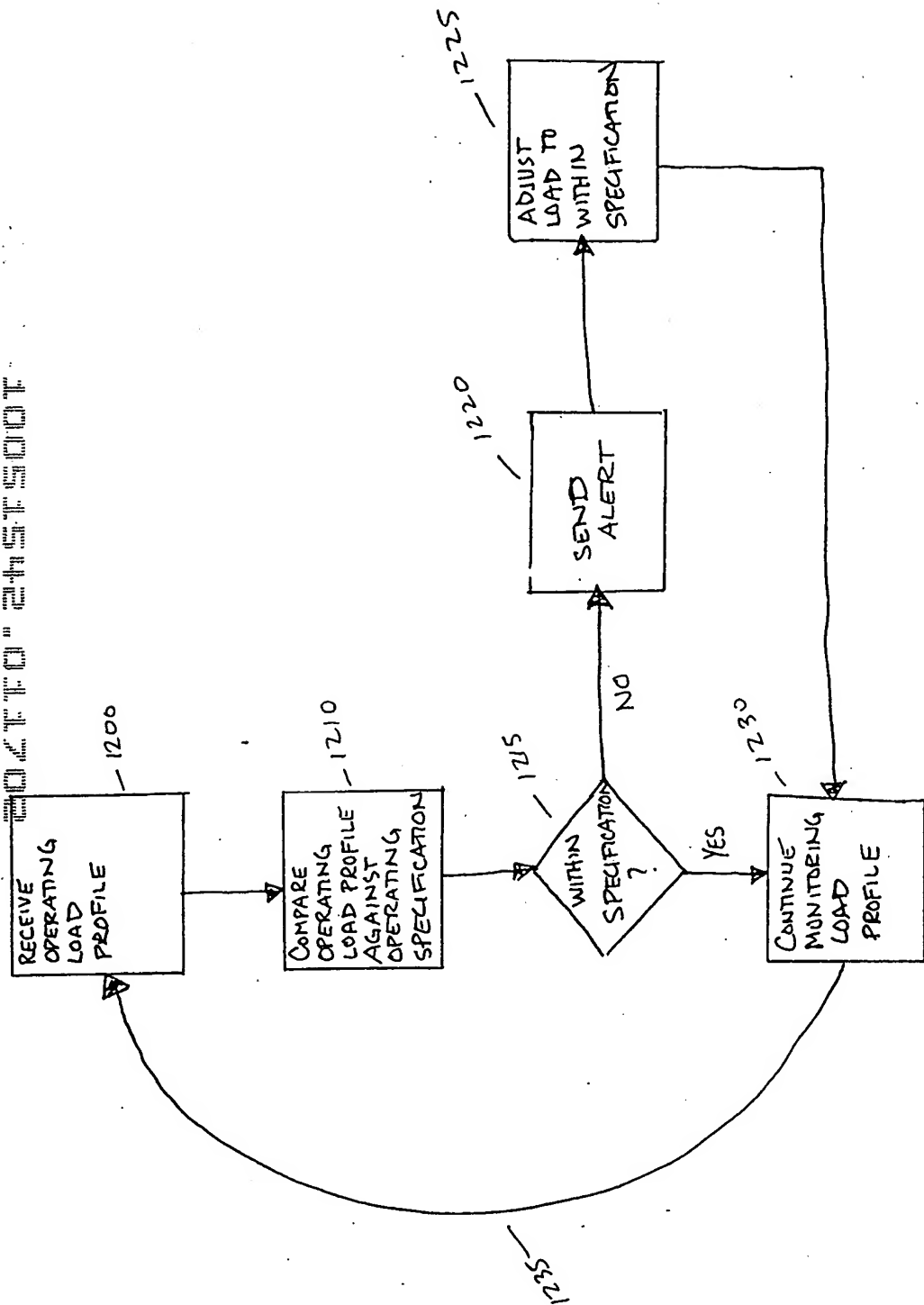


Fig. 38

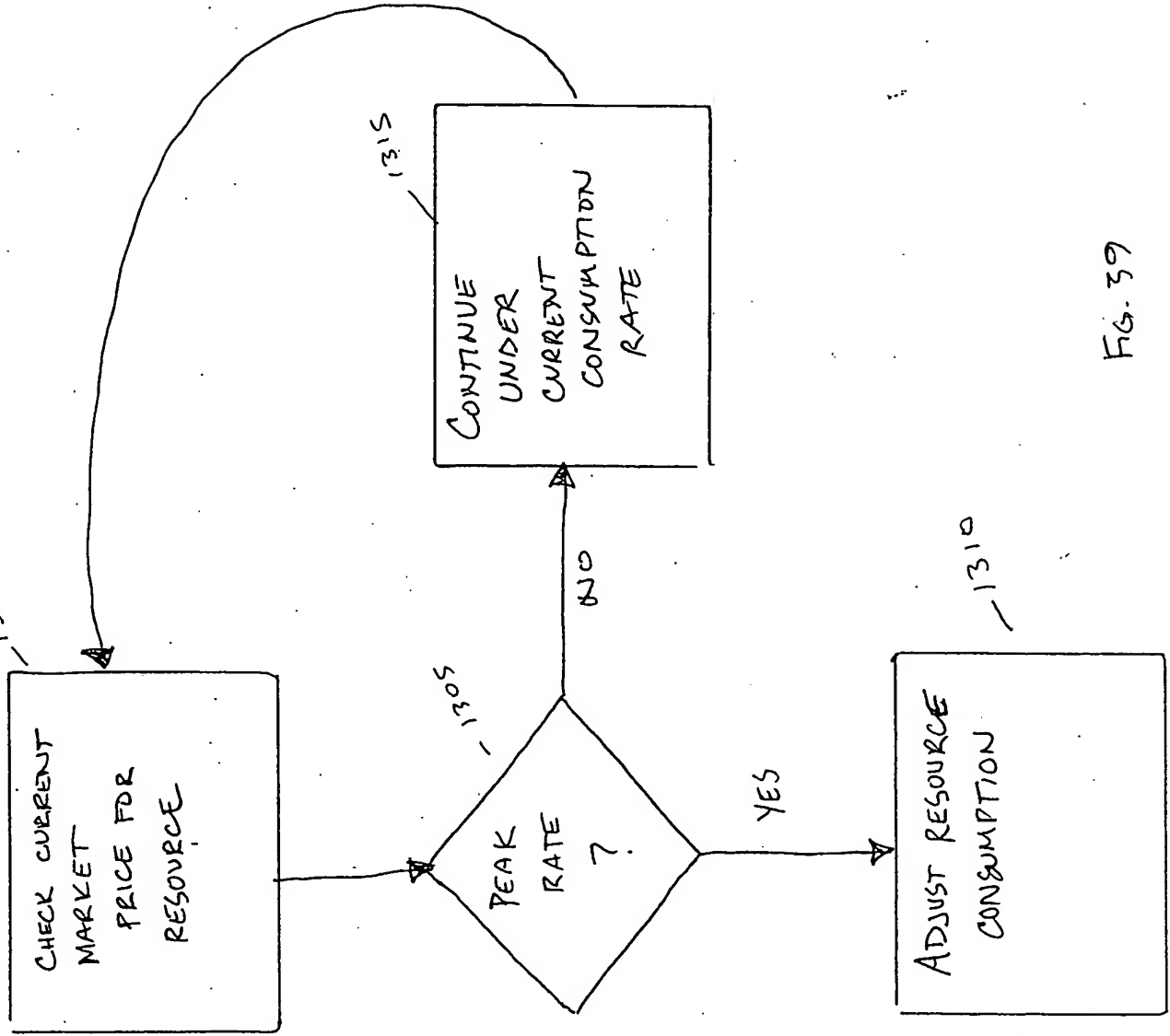


FIG. 39